

# Advisory Plan Commission

## Town of Brownsburg

**Assigned Staff:** Lauren Bouslog, Planner I

**Report Date:** 2/10/2026

**Request Type:** Development Plan Review

### General Information

<b>CASE NUMBER</b>	PSDP-25-12
<b>APPLICANT</b>	Donald Fisher, Insight Engineering
<b>LOCATION</b>	32-07-03-300-022.000-016. At the corner of Northfield Dr and N CR 625 E.
<b>PARCEL SIZE</b>	1.45 acres (Lot 1)

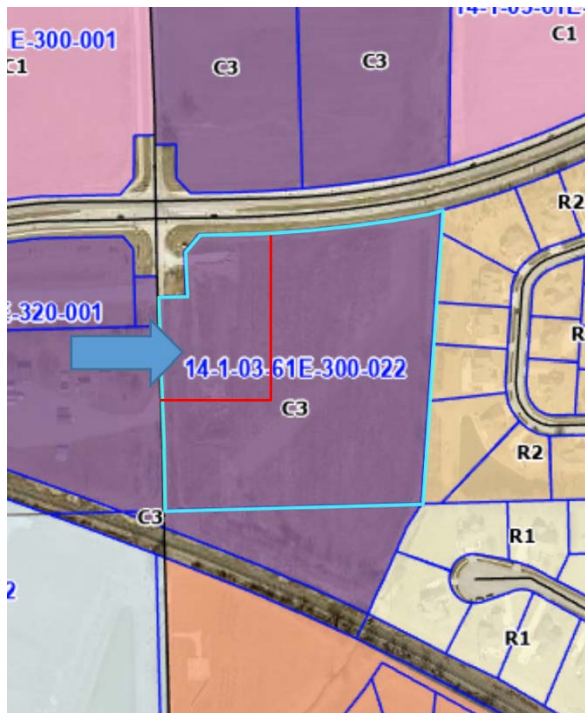
### Cross References

<b>Previous APC Cases</b>	PCMA-22-4; Rezone from Employment Center (EC) to C2- SE Corner of Northfield Dr and N CR 625 E PCPP-25-4; Primary Plat for Karam Convenience Center
<b>Relevant BZA Cases</b>	N/A
<b>Other</b>	N/A

### Attachments

<input checked="" type="checkbox"/>	Tech Review & Response
<input checked="" type="checkbox"/>	Site Plan/Civil
<input checked="" type="checkbox"/>	Landscape Plan
<input checked="" type="checkbox"/>	Architectural Plans
<input checked="" type="checkbox"/>	Other: Property Owner Consent Form, Drainage Report, Stormwater O&M Manual

Site and Zoning Map:



**Project and Site Background:**

This project is for the development plan review for Karam Convenience Center & Retail. The project will be used as a fueling station and 4,309 sq. ft. convenience center on Lot 1. This lot was subdivided from a larger 11.28 acre parcel. Lot 1 is 1.45 acres. The remainder is designed as Lot 2 on the primary plat that was approved at the December 17<sup>th</sup>, 2025 APC meeting. The applicant's plan is to develop the entire parcel in stages. The proposed convenience center in Lot 1 will be located adjacent to where the new traffic light is going in on Northfield Drive. The site will get access to surrounding roads via two entry points within Lot 1. The entry point on the west side of Lot 1 leads onto N CR 625 E and the northern entry point leads onto Northfield Drive. The project did not receive any variances and there are no variances related to this parcel.

**Technical Review:**

The TECH review took place on December 18, 2025. Planning Services commented that the wrong document with no planting schedule shown was submitted for the landscape plan, a new copy was submitted on January 29, 2026 with one shown. Vision clearance triangles need to be shown on entrances with no landscaping encroaching into them. The lighting plan needs to be resubmitted and shown in lux so staff can check for light trespass by the property lines. The lights also need to be full cutoff. The architectural details submittal need to have the material percentages for each façade listed and a clearer image of the convenience center portion. Capital Projects commented that detail sheets shall be updated to use Town labeled specifications from the Construction Standards Specifications and Details. Plans will need to be updated to show Town specifications for the resurfacing of Northfield Drive. Partial resurfacing of the road width is not permitted. The applicant can coordinate with Intersection improvement plans that have been awarded for construction. Funding assistance may be requested for intersection improvements by Town Staff, APC and or Town Council. The sidewalk/trail specifications will need to be installed per town specifications along all road frontage. Sign review is not included in this review. All signs shall be reviewed and permitted as required. The Water Department commented that there is nothing on the plans showing where you intend to tap the water main, or what size service it will be. This will need to be included on the utility plan sheet. The Hendricks County Surveyor's Office commented that the project will be required to receive Drainage Board Approval.

**Traffic Study:**

There was not a traffic study submitted for this project.

**Criteria:**

Pursuant to Chapter 8 of the Brownsburg Unified Development Ordinance the Advisory Plan Commission shall make findings of fact on the following criteria:

- 1) The Development Plan is consistent with the **Comprehensive Plan**.

Future Land Use Map Link: <https://www.brownsburg.org/DocumentCenter/View/1068/2021-Future-Land-Use-Map-PDF>

- a) The Future Land Use Map notes this site as being used for Corridor Commercial. Land uses for corridor commercial include a blend of neighborhood-oriented commercial retail, offices, smaller regional commercial, services uses, and multi-family uses. A fueling station with a convenience store would fall into this category.



*Based on the above information, staff believes this criterion has been met.*

- 2) The Development Plan complies with applicable development requirements and standards of **CHAPTER 2 – ZONING DISTRICTS, CHAPTER 3 – PERMITTED USES**, and/or the PUD Ordinance.

<https://www.brownsburg.org/DocumentCenter/View/3743/Brownsburg-UDO-PDF#page=14>

- a) The project's lot coverage is 73%, the max allowed for a C3 district is 75%. The gas pump canopy is 18.5' tall. The lowest point on the canopy fascia is 15'-5" which does not exceed the 16' standard. The overall canopy height does not go over the allowed 20'. The architectural details for the convenience center are not legible on the submittal. It appears to start with '12' which is under the maximum primary height of 60' for the district. A resubmittal with clearer details and material percentages for each façade will need to be uploaded. The setback requirements have been met.

*Based on the above information, staff believes this criterion will be met.*

- 3) The Development Plan complies with applicable standards found in **CHAPTER 5: SITE DEVELOPMENT** and/or the PUD Ordinance.

<https://www.brownsburg.org/DocumentCenter/View/3743/Brownsburg-UDO-PDF#page=101>

- a) *Landscaping*: There are no foundation plantings shown on the landscape plan. The UDO requires 1 shrub or ornamental tree per 10 feet of façade length (the convenience store is 46'X 93'8"), 15 shrubs or ornamental trees need to be added near the foundation. Ornamental grasses and perennial flowers may be placed in lieu of required shrubs or trees at the rates listed in Foundation Plantings: subsection 2 in Chapter 5.11 (page 131) of the UDO. Any parking lot with 20 or more parking spaces must provide interior landscaping, both parking islands on the east side of the site plan need one shade tree planted per individual island. Short grasses or flowers may be included in islands as desired. The buffer yard landscaping standards have been met.
- b) *Lighting*: The lighting plan needs to be resubmitted in lux, it should not go over 20 lux at the property lines. The plan currently just has exterior, area, and canopy lights in the legend with no output levels. The lights also need to be cutoff.
- c) *Parking*: The project has 34 proposed standard spaces and 2 ADA spaces for a total of 36 spaces. This meets the standard of 2.5 spaces per 300 sf GFA.
- d) *Vision Clearance Triangle*: Vision clearance triangles are not marked on the landscape plan. It does not appear that landscaping proposed will encroach, but the triangles need to be added to the landscape plan.
- e) *Other*: A sidewalk along the northern edge of the parcel along Northfield Drive has been added to the civil plans in front of Lot 1. This was a condition of approval on the primary plat that was approved at the December 17, 2025 APC meeting.

*Based on the above information, staff believes this criterion will be met.*

4) The Development Plan complies with any **other applicable provisions** of this Ordinance or **Overlay Standards**.

- a) No special provisions that relate to the plat are noted for this site. Overlay districts are not applicable to this development plan review. The convenience center/ fueling station is proposing to go in Lot 1 which is not within the groundwater protection overlay. The overlay cuts off in Lot 2 before reaching Lot 1 farther up in the parcel. For future development of the parent parcel that Lot 1 was subdivided from, the Ground Protection Overlay prohibited uses/ standards will have to be met.

*Based on the above information, staff believes this criterion has been met.*

5) Satisfies any provision related to a development's design as found in **CHAPTER 7 – SUBDIVISION REGULATIONS** and/or the PUD Ordinance.

<https://www.brownsburg.org/DocumentCenter/View/3743/Brownsburg-UDO-PDF#page=168>

- a) The project was not subject to open space requirements being in a commercial district. Easements are shown and labeled in the civil plans. Setbacks and lot coverage have also been met. The height requirements will need to meet the district standards on the legible new submittal.

*Based on the above information, staff believes this criterion has been met.*

**6) The Development Plan satisfies the construction requirements of the Brownsburg Construction Standards and Specifications.**

- a) The project was continued by the Hendricks County Drainage Board to the March 10<sup>th</sup> meeting. This project did not receive any waivers. Stormwater review is still ongoing, new stormwater documents need submitted for Wessler to review before any permits can be issued. At the time of the TECH review, the project’s stormwater plan was marked deficient.

*Based on the above information, staff believes this criterion will be met.*

**Recommendations:**

*The Advisory Plan Commission may request conditions and commitments related to the project and criteria. Conditions or commitments must be made as part of the motion.*

***Based on the information provided and the criteria responses, staff recommends a motion to***

<input type="checkbox"/>	Approve PSDP-25-12 as presented.
<input checked="" type="checkbox"/>	Approve PSDP-25-12 with the following staff conditions: <ol style="list-style-type: none"> <li>1. The completion of outstanding TECH comments.</li> <li>2. The approval of a final plat that shall be recorded in the Office of the Recorder of Hendricks County prior to issuance of any building permits.</li> <li>3. The approval of the Finding of Fact and Report of Determination by the Plan Commission.</li> <li>4. The stamping of construction plans by the Director.</li> <li>5. The approval of the Hendricks County Drainage Board.</li> <li>6. The addition of 15 foundation plantings and one shade tree planted on every individual parking island.</li> <li>7. The architectural details exhibit needs to show the support elements of the canopy having a masonry wrap finish to at least the top of the fueling pump.</li> <li>8. Resubmittal of the lighting plan with the output in lux in order for staff to check for light trespass.</li> </ol>
<input type="checkbox"/>	Deny PSDP-25-12 based on the following criteria: